



Neighborhood Planning Workshop #3

*North Rose Hill, South Rose Hill,
Bridle Trails, & Totem Lake*

Meeting Summary

February 11, 2014

Background

The City of Kirkland is hosting a series of four neighborhood planning workshops during the months of January and February. These workshops are designed to help neighborhoods identify issues with their existing plans (or foundations for new plans) as part of the City's Comprehensive Plan update process. The City hosted the third workshop on February 11, 2014 at Northwest University (5520 108th Ave NE) from 6:00 to 8:30 pm. The neighborhoods at this third meeting included North Rose Hill, South Rose Hill, Bridle Trails, and Totem Lake. These neighborhoods share common boundaries and business districts. **Approximately 26 people attended** the workshop. Prior to the workshop, neighbors were encouraged to read their neighborhood plans and come prepared with questions and suggestions.

Welcome & introduction

Penny Mabie (facilitator) welcomed attendees to the meeting, reviewed the agenda, and discussed the format of the workshop. She noted that the purpose of the meeting was to give neighbors the opportunity to review their existing neighborhood plans and identify potential changes they would like to see before the plans are integrated into the updated Comprehensive Plan. Penny explained that following the full group session, there would be two to three focused break-out sessions organized by neighborhood, or a combination of neighborhoods. South Rose Hill and Bridle trails elected to be combined into one break-out session because they work together on several neighborhood issues.

Penny then introduced C. Ray Allshouse from the City of Kirkland Planning Commission. C. Ray introduced himself and expressed that the Planning Commission views these workshops and everyone's participation as valuable. He went on to say the Planning Commission is their advocate to plead the case for neighborhood planning to the City of Kirkland City Council.

Presentation

Penny introduced Eric Shields (City of Kirkland, Director of Planning). Eric gave a PowerPoint presentation that outlined the following:

- Background and purpose of the City's Comprehensive Plan update.
- Elements included in the Comprehensive Plan and how they affect urban development decisions, levels of service for public facilities, and zoning and development regulations.
- How the Comprehensive Plan integrates with Neighborhood plans and regulations.
- How the Comprehensive Plan evolves over time as a result of updates every eight years and annual planning and zoning amendments. The Planning Commission oversees this process and there are many opportunities for public involvement.

- The City of Kirkland's growth targets in relation to other cities in the region. The graphic displayed how growth targets for each city are based on a hierarchy of growth centers located in each city.
- Future 2035 growth targets for housing and employment, including 8,360 housing units and 22,430 jobs. Kirkland is also projected to experience an increase in population of 13,000 people to 94,000 by 2035. Kirkland has enough capacity with current zoning to meet both the housing and jobs growth targets. The City needs to plan to accept a particular amount of growth if it comes, not make the growth happen.
- Questions related to the above targets and population growth:
 - What is our community image?
 - Where should new growth occur?
 - What types of jobs and businesses do we want?
 - How will we move from here to there? What are our future transportation options?
 - What kind of housing will we plan for?
- The ongoing process to evaluate the existing City-wide Vision statement and Framework goals.
- Major themes gleaned from the Visioning process. Kirkland residents envision their city to be Green, Walkable, Vibrant, Livable, Sustainable, Accessible, Sustainable, Friendly, and Healthy.
- What is in a neighborhood plan? Most neighborhood plans include a vision statement, specific goals and policies related to topics ranging from historical context to urban design.
- How neighborhood plans fit into the Comprehensive Plan by planning for issues unique to neighborhoods such as transition areas, redevelopment sites, and pedestrian trails or other capital improvements.
- The neighborhood plan update process, which includes the first set of meetings in January and February 2014, are designed to engage neighborhoods and assess their plans. The second set of meetings in May and June 2014 are designed to report the results of the first set of meetings.
- Next steps include asking neighbors to attend Community Planning Day on April 26, 2014; the second set of neighborhood meetings in May and June 2014; opportunities to engage with various Planning Commission studies in 2014; and other ways for community members to stay involved in the Comprehensive Plan update.

Question and answer session

Comments and questions covered a range of topics, and are provided below. Answers to questions by City staff are noted in italics.

What are the dates for the growth targets?

King County's published target date for the growth targets is 2031. We've adjusted the County's calculations so that it's a 20 year target and the base year is 2013. We are making our targets for 2035.

If the Planning Commission oversees the process, define what oversees means?

The Planning Commission doesn't have decision making authority; however they provide week to week oversight of what is going on with the Comprehensive Plan update's progress. The Planning Commission reports their progress to the City Council who ultimately makes any final decisions on Comprehensive Plan updates.

Where does the City Manager fit into all of this?

The City Manager has discussions with the City Council and the City Manager reports back to Planning staff about what the City Council is thinking and the direction they are going.

Does the current zoning support the growth target numbers?

Yes.

Will zoning changes come out of this planning process?

Yes, they could, if we want to change what we currently have. With that said, any proposed changes will be evaluated with the goals of the Comprehensive Plan in mind. The Planning Commission decides what the long term value for the city is and the City Council ultimately decides what changes will be made.

Would the 22,000 additional jobs impact City services?

That's something we'll be looking at. We look at fiscal impacts as part of the Plan update process.

Is more public transportation planned to be a part of Kirkland's growth.

Yes, however Kirkland is constrained with what we can do as far as transportation because other agencies (Sound Transit and King County Metro) are responsible for providing public transit.

How many people live and work in Kirkland?

20% of Kirkland residents live and work in Kirkland. In that number is a high percentage of home-based jobs. There are about 1,500 home-based businesses in Kirkland.

Of the 8,361 projected housing units, how many are multi-units?

The projections don't distinguish the housing type; however current zoning can accommodate 60-70% multi-unit housing. These units could be condos or apartments. Note that most of the housing capacity we have is in the business districts.

How are cities supposed to achieve the growth targets set in the Growth Management Act?

The Growth Management Act does not require the achievement of growth; it requires cities to plan for growth.

Is Kirkland under a threat for planning for growth? What happens if the city doesn't comply with the Growth Management Act?

Cities are responsible for developing plans that will meet the growth targets. If a city is non-compliant, they could be reported to the Growth Hearings Board. They will decide if a city is in compliance. If Kirkland is deemed non-compliant and refuses to make corrections to get into compliance, receipt of some state funds can be denied. As an example, Park Place planning at one point was not in compliance and Housing Trust Fund money was held up until the city came into compliance.

Is the City of Kirkland required to build 8,361 units?

The City does not provide housing units. The City provides the zoning to make it possible for real estate developers to build supply to meet those targets.

How do you factor in feasibility when it comes to targets?

We completed an analysis of current zoning and in that analysis we factored in such things as wetlands and streams. If a piece of land is valued at 50% or less than its improvement value than we deemed it likely to be re-developed. We also subtracted for right-of-way dedications. The instructions for a capacity analysis are on the City's website and it might be informative to take a look at that.

How many more housing units can the City of Kirkland accommodate for housing than what the targets state?

About 9,500.

Do you have a plan to cut my property in half?

No.

Given that Puget Sound Energy (PSE) is planning to add power, how much of their planning is predicated on these planning numbers and where does PSE fit into these plans?

The City can't speak to how PSE does their planning. We do not know what projections they are using.

The Puget Sound Regional Council (PSRC) forecasts growth for the region. King County takes that regional forecast and allocates it down to the cities. At this point is where regional forecasts become plans.

Why are Bothell's targets so low?

Bothell is in two counties, so the numbers you see for Bothell only represent King County's numbers.

We are a community with a lot of transportation issues. Why don't we get more housing and less employment?

These are the targets we've been given by King County. Most of the employment targets are in zones that allow housing. There could be more of a demand for housing than jobs.

The audience then broke up into their respective break-out session groups to have neighborhood-specific discussions.

North Rose Hill Neighborhood break-out session

Dennis Sandstrom (Facilitator)

Joan Lieberman Brill (City of Kirkland, Senior Planner)

The facilitator welcomed the group, went over ground rules and introduced the City planner who gave an overview of the neighborhood plan and anticipated growth statistics. The facilitator then led the group in a discussion about neighborhood values and visioning as well as an exercise in comparing the current plan to their vision. The specifics of the group's discussion are below:

North Rose Hill Neighborhood Vision Discussion

- Implement the NE 85th Street plan
- Aesthetic design for new and old development
- Provide an affordable housing option with a mix of 30%, 50% and 100% income levels
- How does the boundary adjustment of Totem Lake affect this neighborhood? If the housing and employment targets will be required to be met in a smaller geographical area if the North Rose Hill Business District and Lake WA Technical College is subtracted from the NRH neighborhood, we aren't supportive of this idea. Answer: No – targets are citywide not neighborhood by neighborhood.
- Honor decisions made in the neighborhood plan
- Provide a safe connection between North Rose Hill Woodland and Forbes Lake Parks
- Consider multiple innovative development options for various lots

Plan Updates Discussion

- Sidewalks, street lights and neighborhood trails and bike paths
- Consider more people will mean more traffic mitigation
- Consider central small business area
- Turn the open space parcels in the northern section of the neighborhood into active parks
- Identify potential in new plan
- Keep the Lake Washington Technical College in the neighborhood

South Rose Hill/Bridle Trails Neighborhood break-out session

Penny Mabie and Kerri Franklin (Facilitators)

Janice Coogan (City of Kirkland, Senior Planner)

The facilitator welcomed the group, went over ground rules and had everyone introduce themselves. The City planner gave an overview of the neighborhood plan and anticipated growth statistics. The facilitator then led the group in a discussion about neighborhood values and visioning. The specifics of the group's discussion are below:

South Rose Hill/Bridle Trails Vision Discussion

- New houses
- Smaller lots
- Big houses overlooking smaller houses
- More traffic
- Electric cars
- Fewer yards
- More trees
- Northeast 85th Street as a neighborhood center
- Transfer station still there
- Neighborhood shuttle buses
- The redevelopment of Bridle Trails neighborhood center
- Kids on bikes
- Concerts at the old transfer station site
- Revitalized and vibrant Bridle Trails Shopping Center
- Botanical garden or dog park at Snyder's Corner
- A clean area near the transfer station
- Better north-south and east-west pedestrian coordination
- Bridle Trails shopping is a- Transit Oriented Development (TOD)
- Pockets of space for horses
- Safe access to horse trails
- Bike trails along 116th Avenue to Bellevue
- Separate bike access to NE 85th Street

- No bikes on NE 85th Street, put them on NE 70th Street instead
- Lewis property is acquired for a park
- An extra wide sidewalk on NE 70th Street to allow for multi-use traffic

Plan Updates Discussion

- Change the Plan to allow stacked multifamily housing, specifically areas near the Bridle Trails shopping center
- Keep low density zoning
- Keep things consistent between RS7.2 and RSx7.2 zoning near Lee Johnson
- Protect residents who have horses by not rezoning
- Keep height limits on mixed-use buildings in the Bridle Trails shopping center; we're concerned with increased parking and traffic
- Address the concerns about water runoff at radio tower housing site
- Enforce the equestrian overlay requirements
- Consider the aging septic systems – it might be a problem in 20 – 25 years
- Explore new technologies to stay up to date
- Reclaim NE 80th Street in South Rose Hill as a neighborhood access street not an arterial
- Plan for pedestrian and bike crossing across I-405
- Connect bike lanes to Bellevue along 116th Avenue to increase safety on sidewalks, etc
- Consider bike and pedestrian infrastructure in Bridle Trails and South Rose Hill to improve access and safety
- Coordinate with the Park Department to implement the approved non-motorized plan
- Emphasize “traffic calming” primarily in South Rose Hill (maybe no speed bumps)
- Enforce the rule of no garbage trucks on NE 132nd Street and NE 60th Street because it scares horses

Additional neighborhood discussion topics

Bridle Trails Shopping Center

- Keep commercial buildings elsewhere such as downtown
- Have walkable commercial areas but make it neighborhood use retail
- A grocery store could serve a large area extending almost to Redmond but be aware of tension of bringing in more traffic

- Address the water runoff from the Bridle Trails neighborhood center
- Increase tree canopy both in South Rose Hill and Bridle Trails
- Plan for future Houghton Park and Ride redevelopment by working with King County and State Department of Transportation
- Concerned about water runoff from large building footprints on small lots including South Rose Hill and Bridle Trails

King County Transfer Station

- It's no longer there and it's environmentally OK
- Possibly use as an equestrian area but concerned over crossing major road
- Maybe build a park in the space
- Expand the area for recreational use by building ball fields to the north
- Provide pedestrian and bike use through the area

Totem Lake Neighborhood break-out session

Daniel Brody (Facilitator)

Dorian Collins (City of Kirkland, Senior Planner)

The facilitator welcomed the group, went over ground rules and introduced the City planner who gave an overview of the neighborhood plan and anticipated growth statistics. The facilitator then led the group in a discussion about neighborhood values and visioning as well as an exercise in comparing the current plan to their vision. The specifics of the group's discussion are below:

Totem Lake Neighborhood Vision Discussion

- "Green" islands in built environment
- A vibrant community tied with businesses
- Increased visual elements (wayfinding etc.) to express the community identity
- Congestion and noise highlights the need for bike and pedestrian infrastructure
- NE 124th Street at I-405 is divisive for pedestrians – create better connections for pedestrians such as bridges, etc.
- Lighted streets
- Separate traffic at the redeveloped mall with cars below ground and inviting space above ground
- Walkability for all uses and keep things pretty
- The possibility for people to age in place here in the community by keeping multiple generations together through mixed use development
- Affordable housing for seniors
- Increased transit and the discouragement of auto use
- Multi-use development with well planned look and design that follow design guidelines
- Housing above retail plus green areas (min-parks within developments)
- Connected green areas to be walkable
- A redeveloped mall with relaxed coffee shops etc.
- Think about the concepts of walkability versus car lots – make the space (car dealership) look better with green space

Neighborhood Plan Updates Discussion

- Provide more roads if Totem Lake starts to become another Tukwila

- Increase the number of lanes on 120th Avenue NE versus traffic calming measures
- Build a pedestrian handicap accessible overpass bridge over 120th Avenue to connect
- Create a plan for neighborhood road and traffic impacts and calming that does not create too much noise
- I-405 interchange north of NE 132nd Street area is the right thing. When will that be a reality?
- Improve circulation and do not simplify the traffic with calming measures as opposed to widening the roadway
- Even if controversial, provide new or more roads
- Provide more transit to handle the increased density
- Characterize industrial area differently, for example office space in light industrial areas
- Provide more parking if there are increases in office buildings
- If there is required office space increase (functional space) this means more bathrooms and parking. Consider growth needs and parking garages
- Provide safe parking in high density areas